

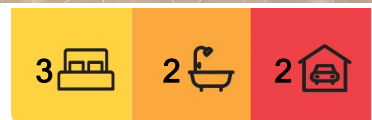
## Point Cook, 20 Royal Circuit

### Exceptional Family Living Within the Alamanda School Zone

Welcome to 20 Royal Circuit, Point Cook. This remarkable home offers multiple living areas, quality finishes, and a design tailored for modern living. Featuring a well-appointed kitchen with premium appliances, three generous bedrooms, two stylish bathrooms, and a double car garage, it seamlessly combines comfort for both everyday living and entertaining. Located in the highly sought-after Alamanda Estate, this home enjoys an enviable position, just moments away from schools, parks, and essential amenities, offering both convenience and an exceptional lifestyle.

#### The Point of Difference

- An immaculately presented home, this property offers multiple living zones, including a formal lounge, open-plan family room, and meals area, catering to both entertaining and everyday living.
- The home features three spacious bedrooms, including the luxurious main suite with



#### For Sale

\$790,000 - \$860,000

#### View

[ljhooker.com.au/2FXKHGH](http://ljhooker.com.au/2FXKHGH)

#### Contact

##### Patrick Bowen

0414 643 705

[patrick.bowen@ljhooker.com.au](mailto:patrick.bowen@ljhooker.com.au)

##### Paul Caine

0421 551 051

[paul.caine@ljhooker.com.au](mailto:paul.caine@ljhooker.com.au)



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(03) 9975 7080

walk-in robe and an ensuite. The remaining bedrooms are fitted with built-in robes and share easy access to the main modern bathroom.

- The stunning kitchen is equipped with quality 900mm appliances, including a 5-burner cooktop, a walk-in pantry, a sleek glass splashback, and a 20mm stone benchtop, complemented by an abundance of storage space.

- Situated on a 448m2 (approx.) allotment, the low-maintenance outdoor area features a covered alfresco, a decked entertaining space, and a pathway leading to a beautifully landscaped rear garden, offering a serene setting.

- Additional features include an oversized double remote garage with internal access, 2.7m high ceilings, ducted heating, solar hot water, energy-efficient 18 solar panels and a 5.4kw inverter, and high-quality window furnishings and fittings throughout.

#### The Point of Interest

Located in the highly desirable Alamanda Estate, this home offers access to a lifestyle of convenience and luxury. Residents enjoy exclusive use of the Alamanda Club, which features a health club, swimming pool, leisure centre, and café. Families will love being zoned to the esteemed Alamanda K-9 College, with other quality schools nearby. Sanctuary Lakes Shopping Centre, Featherbrook Shopping Centre, parks, walking trails, and playgrounds are all within easy reach. Commuting is a breeze with nearby public transport and freeway access, connecting you effortlessly to Melbourne's CBD.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 23/01/2025.

## More About this Property

Property ID	2FXKHGH
Property Type	House
Land Area	448 m <sup>2</sup>
Including	Ensuite Ducted Heating Alarm Dishwasher Built-in-Robes

#### Patrick Bowen 0414 643 705

Licensed Estate Agent, Auctioneer | [patrick.bowen@ljhooker.com.au](mailto:patrick.bowen@ljhooker.com.au)

#### Paul Caine 0421 551 051

Director | Licensed Estate Agent | Auctioneer | [paul.caine@ljhooker.com.au](mailto:paul.caine@ljhooker.com.au)

#### LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030

[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

